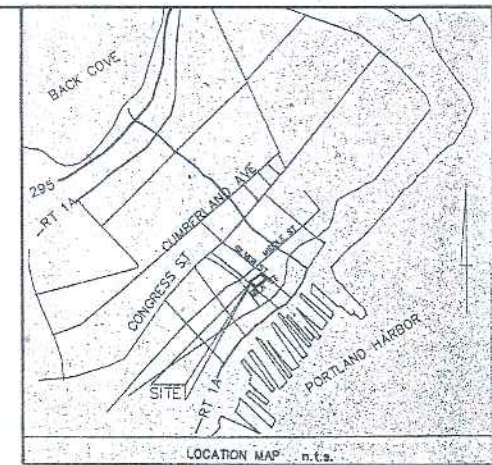


EARLY UNDATED PHOTO WITH MILK  
STREET AS A PARADE GROUND

PORTLAND REGENCY HOTEL  
20 MILK STREET  
ROOF TOP ADDITION

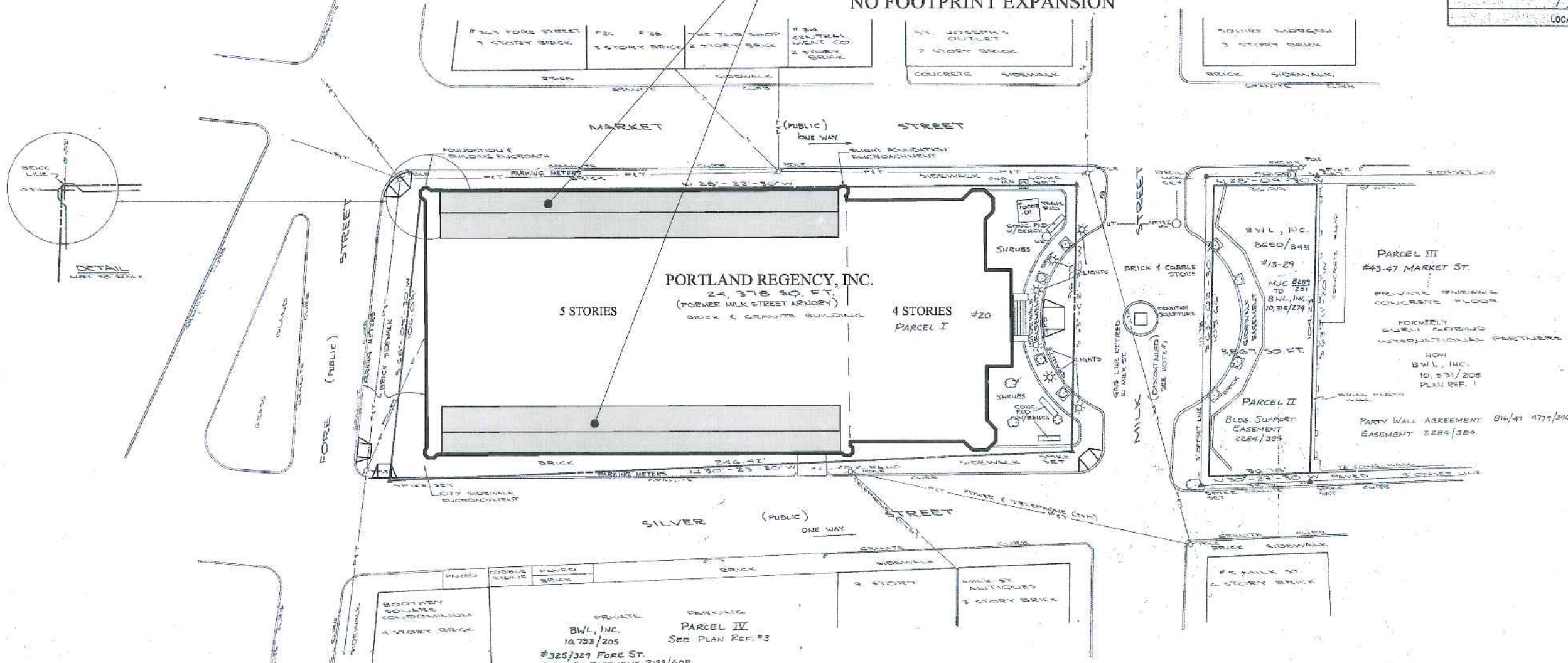


MARK  
MUELLER  
ARCHITECTS



NOTE:  
EXISTING 'ADA' COMPIANT CURB CUTS TO REMAIN AS SHOWN

NOTE:  
- PROPOSED WORK @ 3RD & 4TH FLOOR ONLY  
- LIMIT OF WORK AREA AS SHOWN, NO FOOTPRINT EXPANSION



NOTE:  
1/ BY ORDER OF THE CITY COUNCIL ON AUG. 6, 1984, IN THE CITY OF PORTLAND RECORDS, VOLUME 101, PAGE 241, MILK STREET WAS DISCONTINUED BETWEEN MARKET AND SILVER ST. ON PETITION OF TEAK ASSOCIATES, THE DISCONTINUANCE WAS FOR HIGHWAY PURPOSES WITHOUT RETENTION OF A PUBLIC EASEMENT. THE ORDER BECAME EFFECTIVE ON NOVEMBER 01, 1984

- PLAN REFERENCES:
- 1/ BOUNDARY & EXISTING CONDITIONS SURVEY ON MARKET STREET FOR SURT BY OWEN HASKELL, INC. DATED OCT. 26, 1995.
  - 2/ PLAN OF OLD PORT REGENCY HOTEL FOR MILK STREET ASSOCIATES BY OWEN HASKELL, INC. DATED APRIL 1984 REVISED THROUGH 12/19/86 RECORDED IN PLAN BOOK 152, PAGE 4.
  - 3/ PLAN FOR GENDRON & COMPANY ON FORE, PEARL & SILVER STREETS BY OWEN HASKELL, INC. DATED JUNE 4, 1988.

I HEREBY CERTIFY TO CHICAGO TITLE INSURANCE COMPANY AND CITIZEN'S BANK NEW HAMPSHIRE THAT THE SURVEY OF THE 'MILK STREET ARMORY' SHOWN HEREON WAS DONE ON THE GROUND AS PER RECORD DESCRIPTION ALID THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS FOR A LAND SURVEY  
TITLE SURVEY CONDITION II.  
DATE 3-5-98  
JOHN P.R. CYR, PLS #309



PLAN OF PORTLAND REGENCY HOTEL LAND TITLE SURVEY PORTLAND, MAINE FOR BWL, INC. 20 MILK ST. PORTLAND, MAINE		
Owen Haskell, Inc. Civil Engineers South Portland, Maine Land Surveyors		
Drawn By D.B.P.	Date MARCH 4, 1998	Job No. 98022 P
Trace By M.M.H.	Scale 1" = 20'	Dwg. No.
Check By S.S.S.		
Bk No 279		

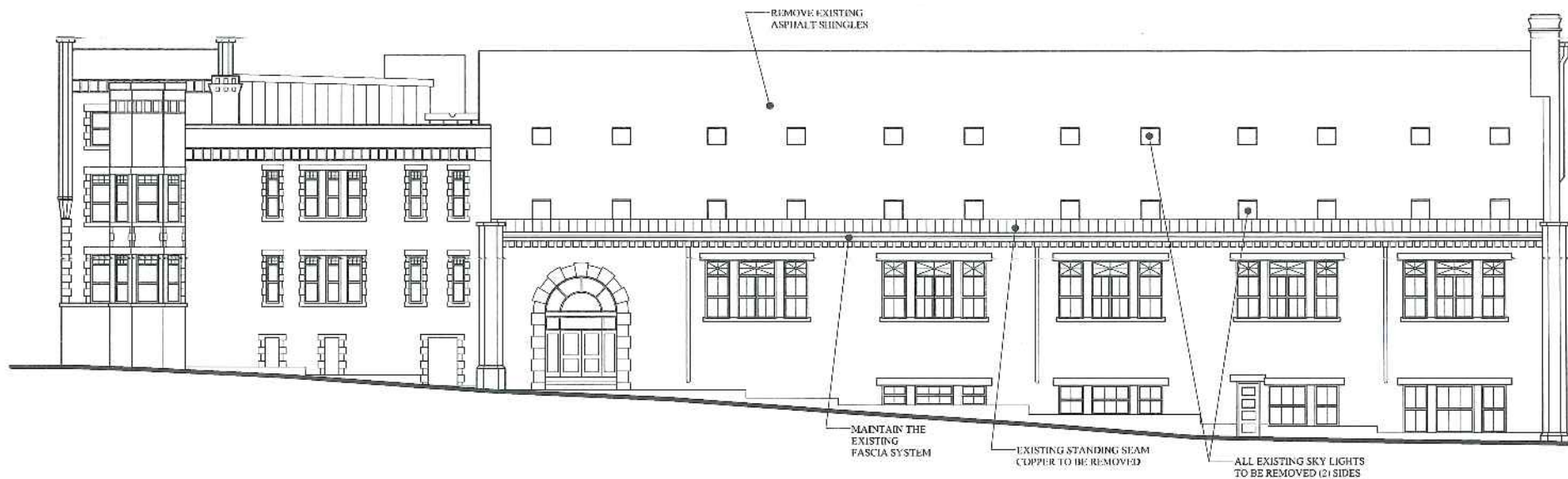
PROPOSED



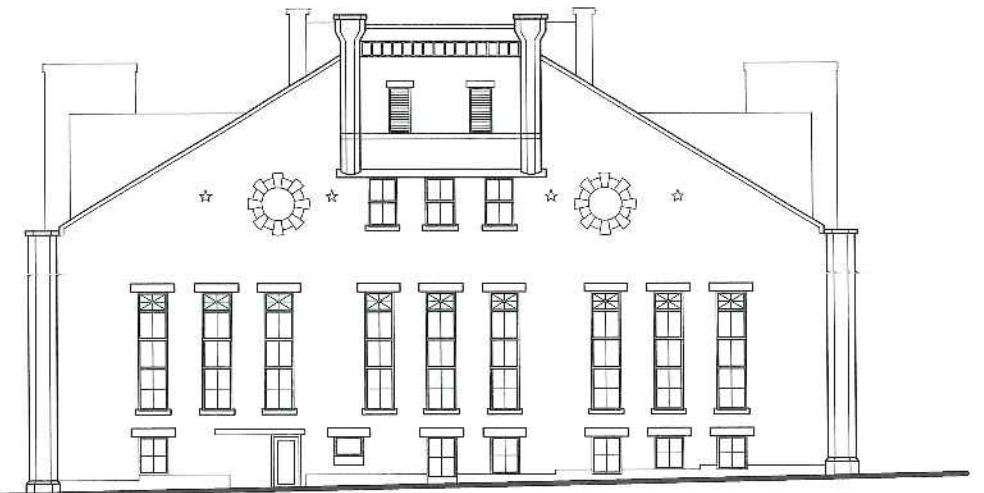
PORTLAND REGENCY HOTEL

AUGUST 24, 2011

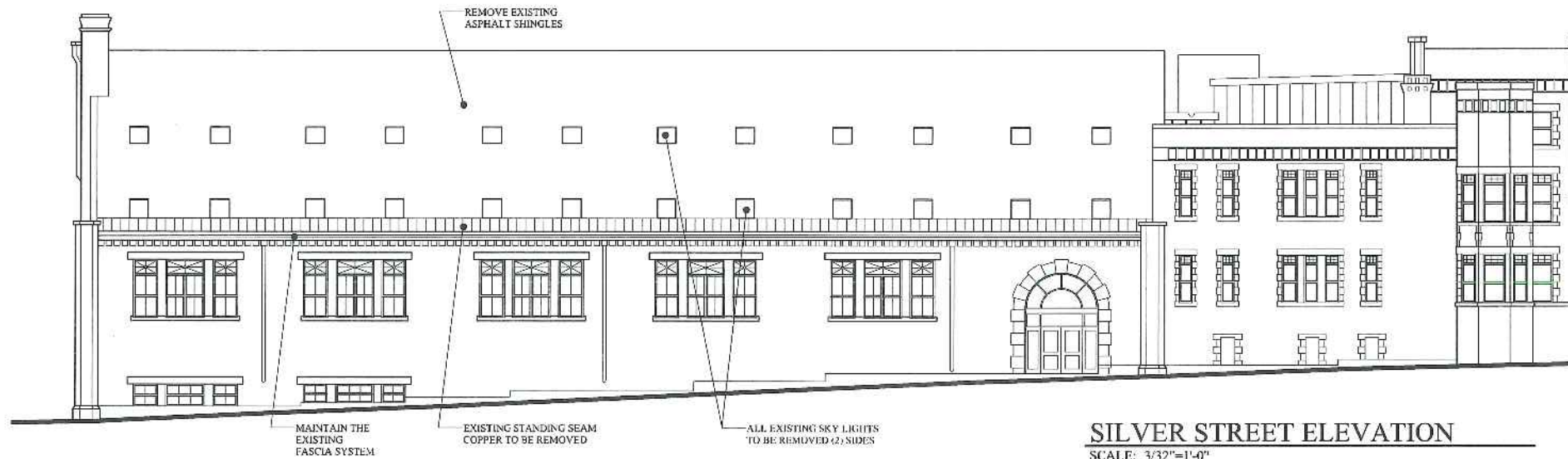
L-1.0



**MARKET STREET ELEVATION**  
SCALE: 1/8"=1'-0"



**FORE STREET ELEVATION**  
SCALE: 3/32"=1'-0"



**SILVER STREET ELEVATION**  
SCALE: 3/32"=1'-0"



**MILK STREET ELEVATION**  
SCALE: 3/32"=1'-0"

EXISTING

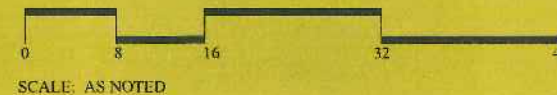


MARK  
MUELLER  
ARCHITECTS

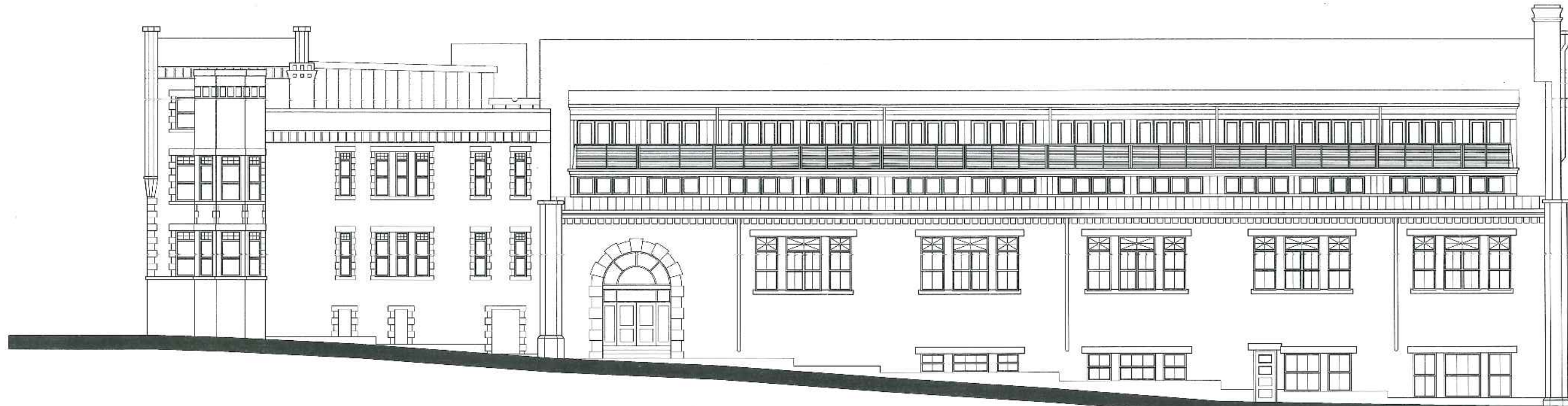
HP-1.0

AUGUST 24, 2011

HISTORIC PRESERVATION BOARD

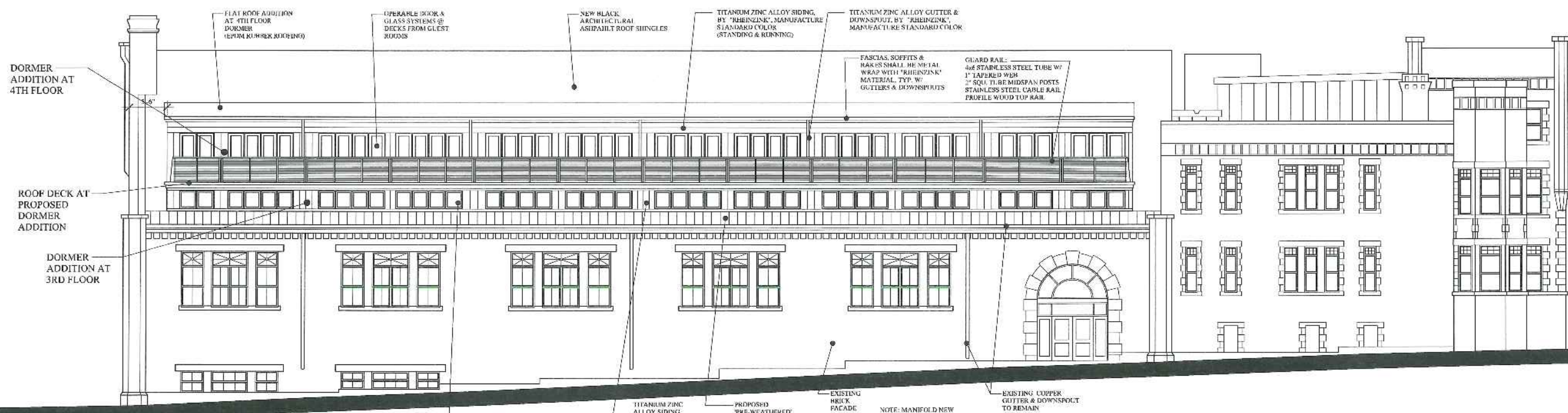


PORTLAND REGENCY HOTEL



NOTE:  
ARCHITECTURAL DETAILING  
THIS ELEVATION TO MATCH  
SILVER STREET ELEVATION

**MARKET STREET ELEVATION**  
SCALE: 1/8"=1'-0"



DORMER  
ADDITION AT  
4TH FLOOR

ROOF DECK AT  
PROPOSED  
DORMER  
ADDITION

DORMER  
ADDITION AT  
3RD FLOOR

FLAT ROOF ADDITION  
AT 4TH FLOOR  
(EPDM ROOFER ROOFING)

OPERABLE DOOR &  
GLASS SYSTEMS @  
DECKS FROM GUEST  
ROOMS

NEW BLACK  
ARCHITECTURAL  
ASPHALT ROOF SHINGLES

TITANIUM ZINC ALLOY SIDING,  
BY "RHEINZINK", MANUFACTURE  
STANDARD COLOR  
(STANDING & RUNNING)

TITANIUM ZINC ALLOY CUTTER &  
DOWNSPOUT, BY "RHEINZINK",  
MANUFACTURE STANDARD COLOR

FASCIAS, SOFFITS &  
RAKES SHALL BE METAL  
WRAP WITH "RHEINZINK"  
MATERIAL, TYP. W/  
GUTTERS & DOWNSPOUTS

GUARD RAIL:  
4x4 STAINLESS STEEL TUBE W/  
1" LAPEREID WELDS  
2" SQ. T.I.B. MIDSPAN POSTS  
STAINLESS STEEL CABLE RAIL,  
PROFILE WOOD TOP RAIL

TITANIUM ZINC  
ALLOY SIDING,  
BY "RHEINZINK",  
MANUFACTURE  
STANDARD COLOR

PROPOSED  
"PRE-WEATHERED"  
STANDING SEAM COPPER  
FLASHING & DRIP EDGE  
REPLACE IN-KIND W/ THE  
EXISTING COPPER ROOF

EXISTING  
BRICK  
FACADE

NOTE: MANIFOLD NEW  
RAINWATER DOWNSPOUTS  
AT DORMER ADDITIONS  
INTO THE EXISTING WALL  
MOUNT SYSTEM, ALLOW 15'  
NEW DOWNSPOUTS PER SIDE

EXISTING COPPER  
GUTTER & DOWNSPOUT  
TO REMAIN

PROPOSED OPERABLE  
AWNING WINDOWS

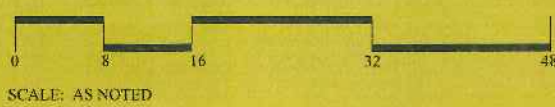
**SILVER STREET ELEVATION**  
SCALE: 1/8"=1'-0"

PROPOSED



MARK  
MUELLER  
ARCHITECTS

HISTORIC PRESERVATION BOARD



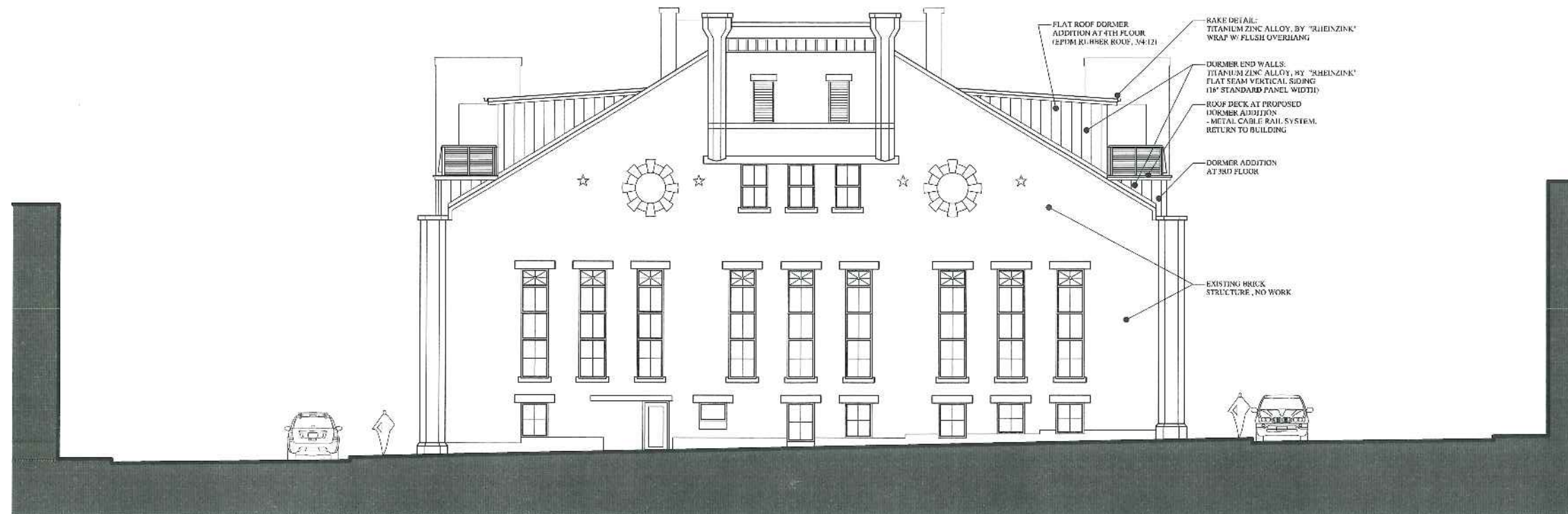
HP-2.0

AUGUST 24, 2011

PORTLAND REGENCY HOTEL



**MILK STREET ELEVATION**  
SCALE: 1/8"=1'-0"



**FORE STREET ELEVATION**  
SCALE: 1/8"=1'-0"

PROPOSED



MARK  
MUELLER  
ARCHITECTS

HISTORIC PRESERVATION BOARD



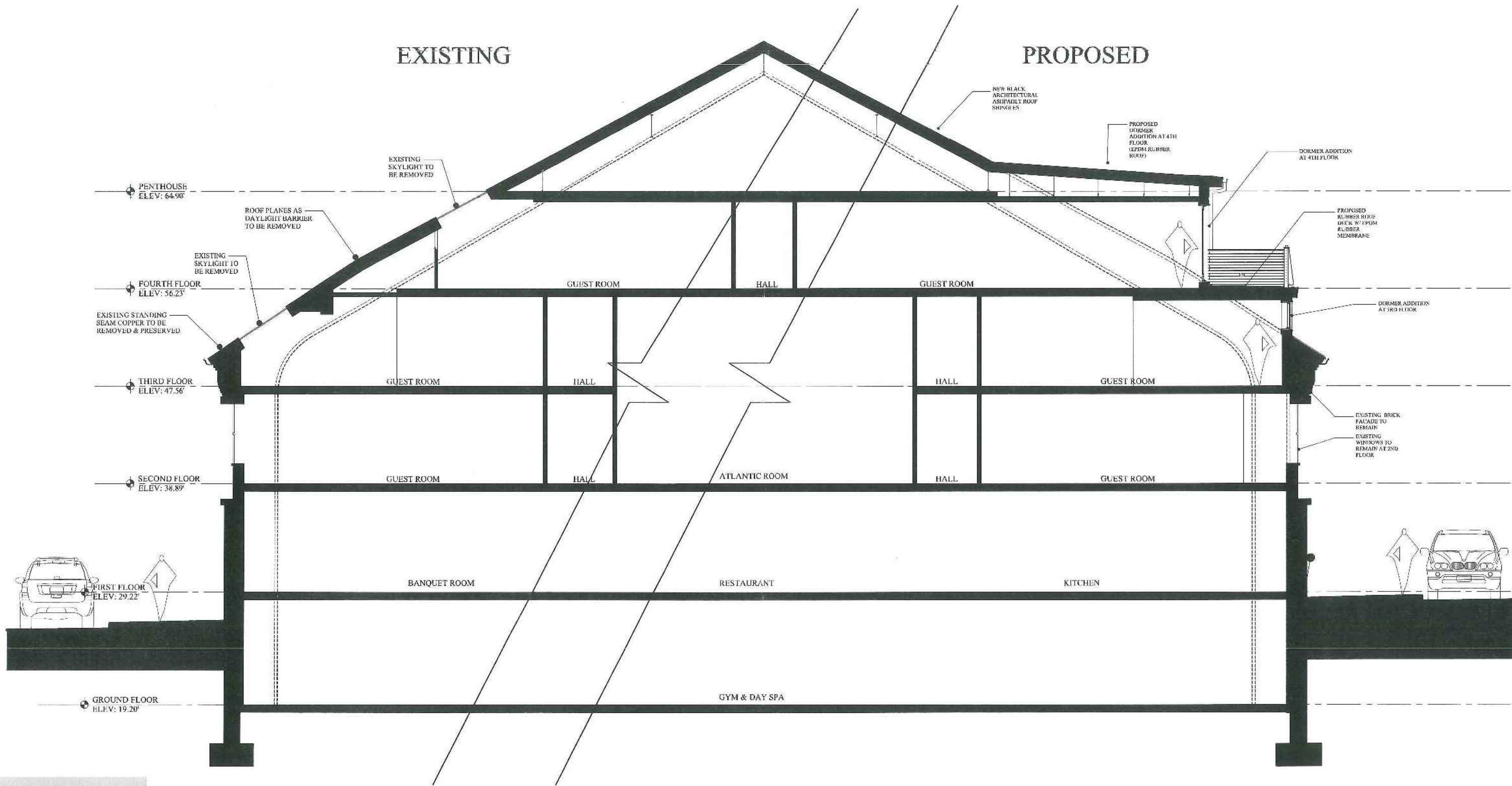
AUGUST 24, 2011

HP-2.1

PORTLAND REGENCY HOTEL

EXISTING

PROPOSED



PROPOSED

**SCHMATIC BUILDING SECTION**

SCALE: 1/4"=1'-0"



MARK  
MUELLER  
ARCHITECTS

HP-2.2

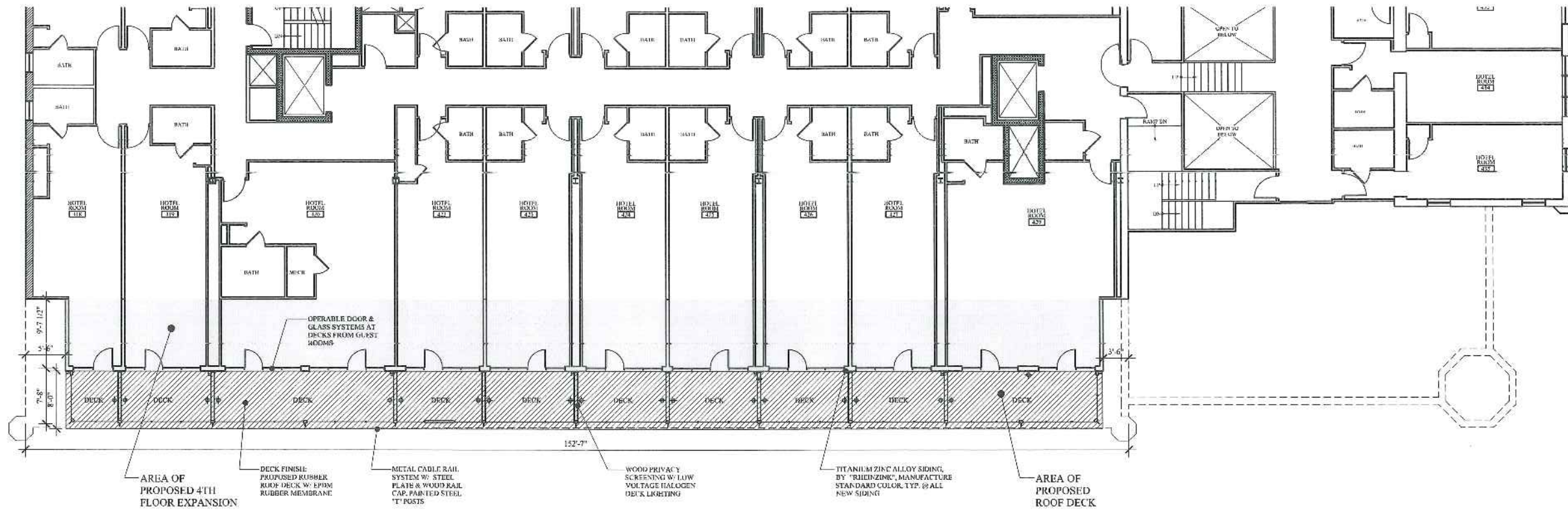
AUGUST 24, 2011

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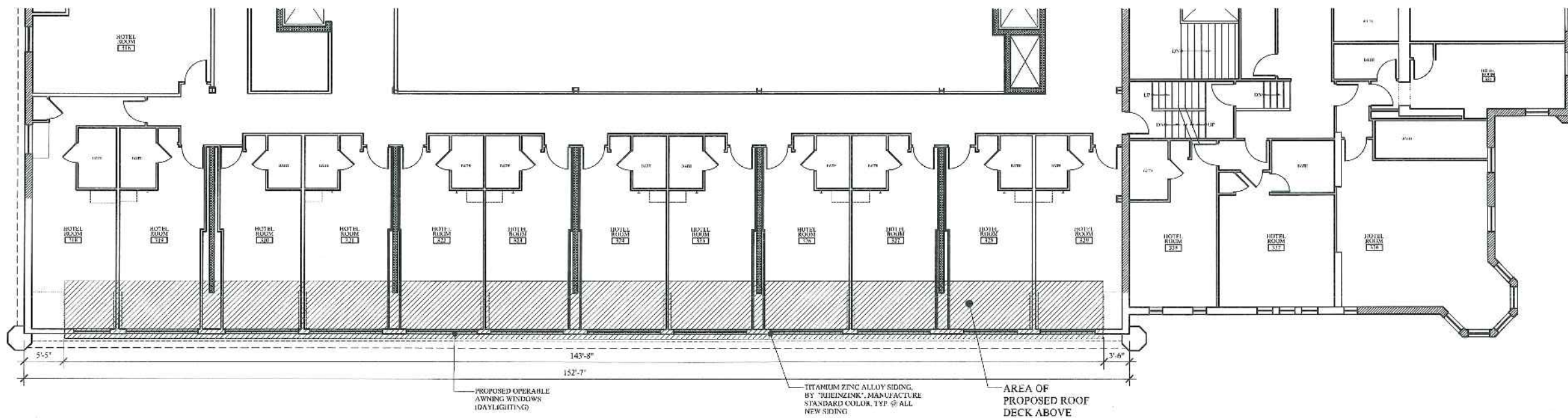


SCALE: AS NOTED

PORTLAND REGENCY HOTEL



**PROPOSED PARTIAL 4TH FLOOR PLAN**  
 SCALE: 1/8"=1'-0"  
 (SILVER ST. SHOWN - MARKET ST. TO MIRROR)



**PROPOSED PARTIAL 3RD FLOOR PLAN**  
 SCALE: 1/8"=1'-0"  
 (SILVER ST. SHOWN - MARKET ST. TO MIRROR)

PROPOSED

HP-3.0

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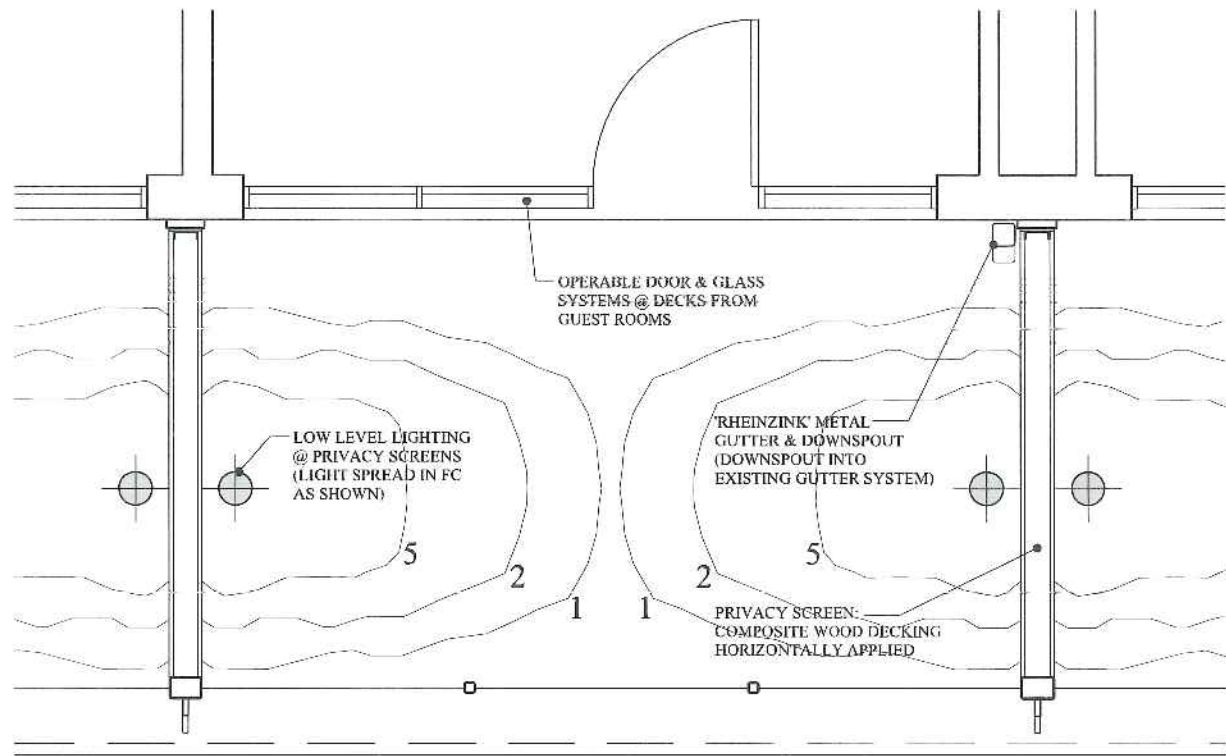


MARK  
 MUELLER  
 ARCHITECTS

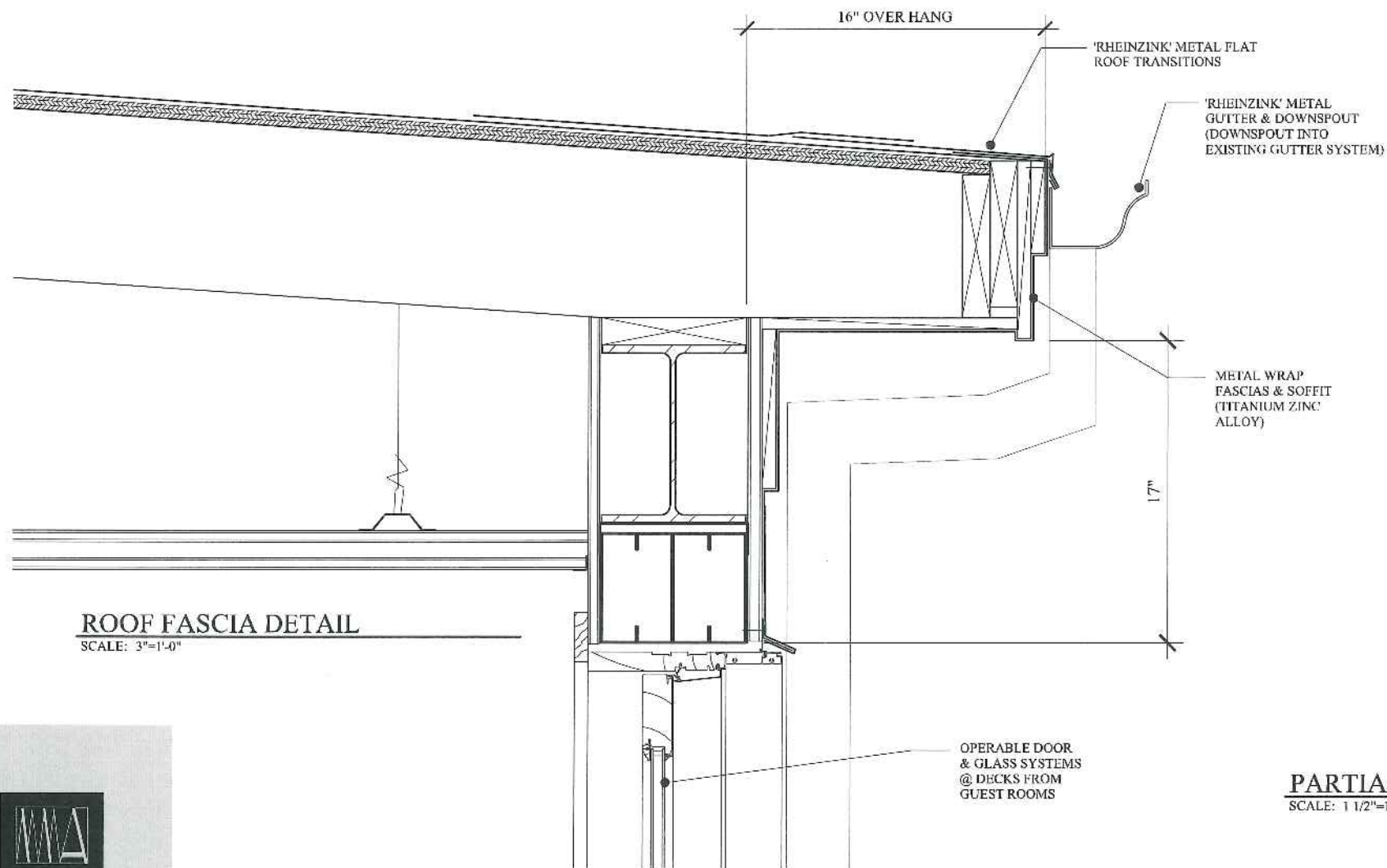
HISTORIC PRESERVATION BOARD



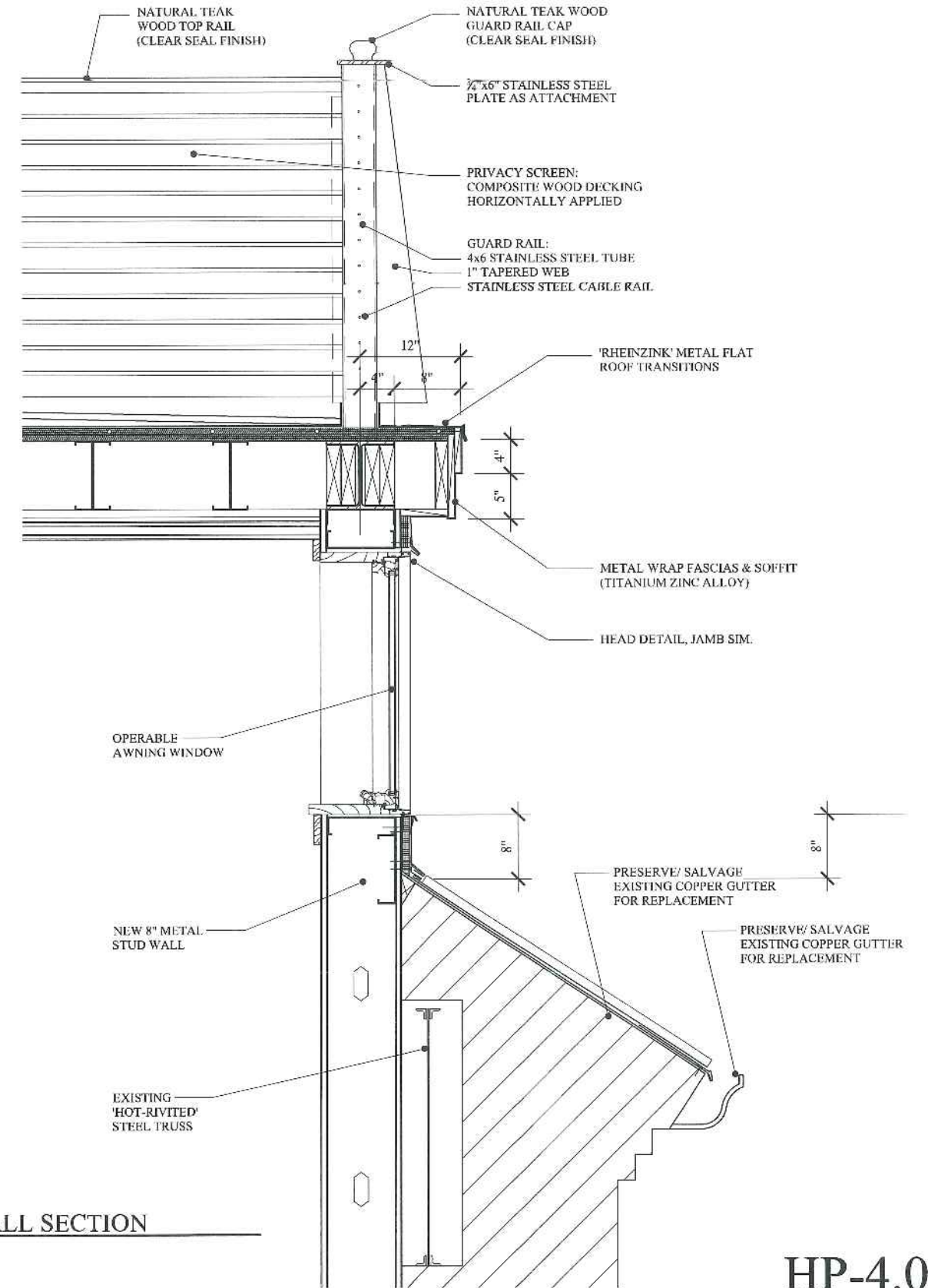
PORTLAND REGENCY HOTEL



**ENLARGED PLAN DETAIL**  
SCALE: 3/4"=1'-0"



**ROOF FASCIA DETAIL**  
SCALE: 3"=1'-0"



**PARTIAL WALL SECTION**  
SCALE: 1 1/2"=1'-0"



MARK  
MUELLER  
ARCHITECTS





CORNER OF MARKET AND FORE STREET



CORNER OF FORE AND SILVER STREET



SILVER STREET PERSPECTIVE



FORE STREET ELEVATION



MARKET STREET PERSPECTIVE



MARK  
MUELLER  
ARCHITECTS

HP-5.0

AUGUST 24, 2011

HISTORIC PRESERVATION BOARD

PORTLAND REGENCY HOTEL